

May 18, 2006

MEMORANDUM

TO: Mr. Steve Murray, P.L.S. - Tippecanoe County Surveyor

FROM: David W. Eichelberger, P.E. - CBBEL, Indianapolis

PROJECT: **West Branch Library**
CBBEL Project No. 02-038 (EV)

DEVELOPER/OWNER: **Tippecanoe County Public Library**

LOCATION: **40° 26' 46" Latitude**
-86° 57' 52" Longitude

RECOMMENDATION: **Final Approval with Conditions**

The proposed development will contain a new Library, parking lot, drives, and sidewalks on 3 acres in the Lindberg Village Development. The project site is located on the northeast corner County Road 200 North (Lindberg Road) and Cushing Drive, just west of County Road 300 West (Klondike Road). A portion of the site (1.88 acres) is planned to directly runoff to the south and west into the right-of-way of Lindberg Road and Cushing Drive. The remaining portion will be directed north (via a drainage swale) to an existing storm sewer system which is connected to an existing detention basin in the Lindberg Village Development.

Based on information available to CBBEL, it does not appear that any Tippecanoe County Regulated Drain exists at or near the project site. There are no regulated drain outlets, crossings, or encroachments proposed with this development. The project site is within the Tippecanoe County MS4 Area.

This project was previously reviewed in memorandums dated March 16, March, 30, and April 27, 2006. After a review of the most recently provided information, CBBEL recommends final approval of the stormwater management plan with the following conditions:

Variances/Encroachments

There are no variances or regulated drain encroachments proposed with this project

Stormwater Quantity

The proposed stormwater management plan appears to be in substantial compliance with the Ordinance and Standards. A final certified set of construction plans should be submitted for the file.

Stormwater Quality

The proposed stormwater management plan appears to be in substantial compliance with the Ordinance and Standards. The applicant has submitted a completed "Recorded Master Covenant and Agreement Regarding On-Site BMP Maintenance and Drainage". This agreement must be recorded before final plan approval and sign-off will be granted by the County Surveyor's Office.

General Conditions

1. The applicant must present the project at the Tippecanoe County Drainage Board meeting for the project to be considered for approval.
2. The applicant must pay any final drainage review fees per Ordinance 2005-04-CM and submit a letter to the County Surveyor's Office stating that these fees will be paid.
3. The applicant must pay the Phase II stormwater program fees.
4. All listed issues must be completely addressed before final plan approval and sign-off will be granted by the County Surveyor's Office.

No error or omission in either the plans, calculations or applications (whether said plans, calculations or applications have been reviewed by the review engineer or not) shall permit or release the applicant and designer from constructing this work in any other manner than that provided for in the County Ordinance.

pc: The Troyer Group, Inc.

DWE/sb

M02-038EV4.DOC